

**325 Bayview Road
Lions Bay, BC**



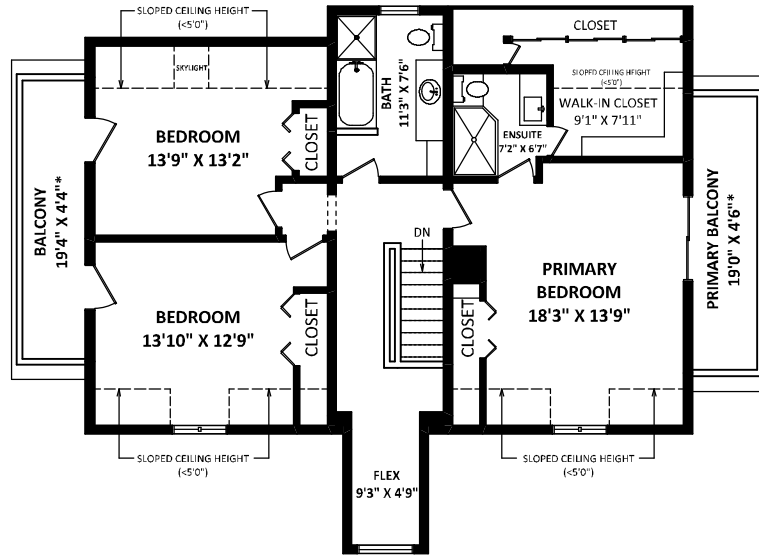
CRAIG DOHERTY

Sotheby's International Realty - West Vancouver
 Phone: 604-396-9555
 Office: 604-922-6995
 cdoherty@sothebysrealty.ca
 www.sothebysrealty.ca

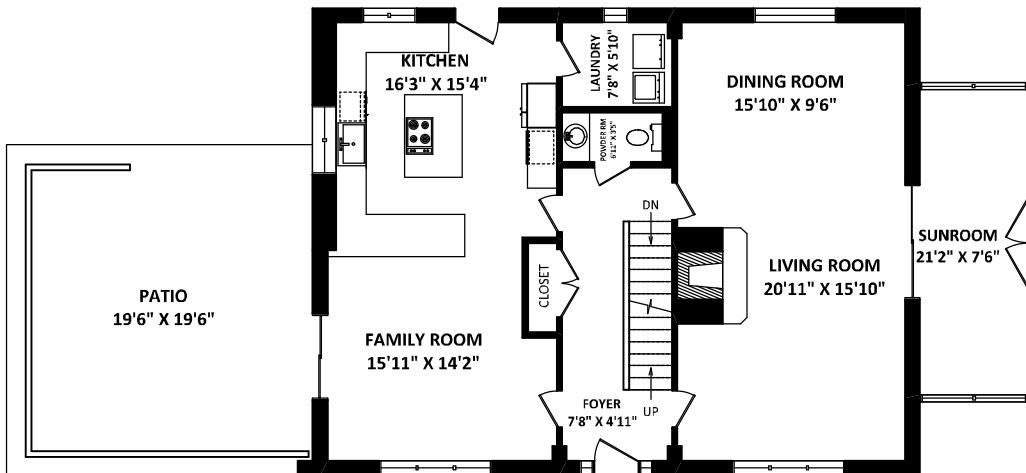
TOTAL FINISHED AREA: 4135 SQ.FT. **

<i>OTHER AREA(S)</i>	
UNFINISHED AREA(S):	12 SQ.FT.
CARPORT:	472 SQ.FT.*
DECK:	487 SQ.FT.*
PRIMARY BALCONY:	98 SQ.FT.*
BALCONY:	87 SQ.FT.*

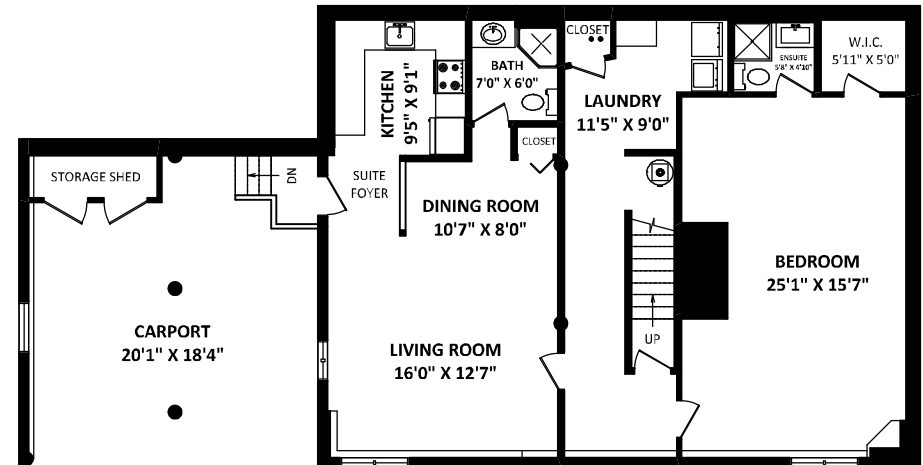
**INCLUDES 00 SQ.FT. OF LOW CEILING AREA(S),
 BOUND BY DOTTED LINES.



UPPER FLOOR: 1261 SQ.FT.



MAIN FLOOR: 1544 SQ.FT.



LOWER FLOOR: 1342 SQ.FT.

**FINISHED AREA: 1330 SQ.FT.
 UNFINISHED AREA(S): 12 SQ.FT.**

MARCH 23, 2024



TEL: 604-575-1244
 www.seevirtual360.com

DISCLAIMERS:

1. MEASUREMENTS ARE FOR PROMOTIONAL USE ONLY & ARE NOT INTENDED FOR CONSTRUCTION USE. ROOM DIMENSIONS ARE APPROXIMATE. MEASUREMENTS & CALCULATIONS FOR FINISHED AREAS ARE E&O INSURED.
 2. FINISHED AREAS ARE ENCLOSED AREAS IN A HOUSE THAT ARE SUITABLE FOR YEAR-ROUND USE, EMBODYING WALLS, FLOORS, AND CEILINGS THAT ARE SIMILAR TO THE REST OF THE HOUSE. (ANSI Z765-2013)
 3. FOR DETACHED SINGLE-FAMILY HOUSES, THE FINISHED SQUARE FOOTAGE OF EACH LEVEL IS CALCULATED TO THE EXTERIOR FINISHED SURFACE OF THE OUTSIDE WALLS. (ANSI Z765-2013)
 4. THIS FLOOR PLAN MAY ONLY BE REPRODUCED WITH PERMISSION OF THE REALTOR(S) ON THIS FLOOR PLAN.
- * ANY MEASUREMENTS WITH AN ASTERISK (*) OR (APPROX) ARE APPROXIMATE AND FOR ILLUSTRATION PURPOSES ONLY AND ARE NOT E&O INSURED.

